



**Whitemoor Farm,
Cliffe Common, Selby**
152.26 Acres (61.62 Hectares) Lot 2, 3 & 4



Whitemoor Farm, Cliffe Common, Selby

An exciting opportunity to acquire an attractive, commercial farm with a farmhouse, commercial buildings and a range of renewable energy schemes, set within a ring fence extending 152.26 acres (61.62 hectares).

The property is available as a whole or in 4 lots as defined below:

- Lot 1 - Four bedroom Farmhouse with a large garden to the south and a 7 acre paddock including a small area of woodland to the east.
Guide Price - £895,000
(Please see Lot 1 Brochure via Stephenson's Estate Agents, Selby)
<https://www.stephensons4property.co.uk/>
- Lot 2 - A range of commercial buildings including roof mounted PV solar and a biomass boiler.
Guide Price - £495,000
- Lot 3 - 4.49 acres of land including an array of PV solar schemes and a site of a Wind Turbine.
Guide Price - £330,000
- Lot 4 - 135.70 acres (54.92 hectares) of Arable Land with some capable of root cropping.
Guide Price - £1,500,000

Guide Price: £3,220,000 (The Whole)

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



StephensonsRural

SR
Est. 1871

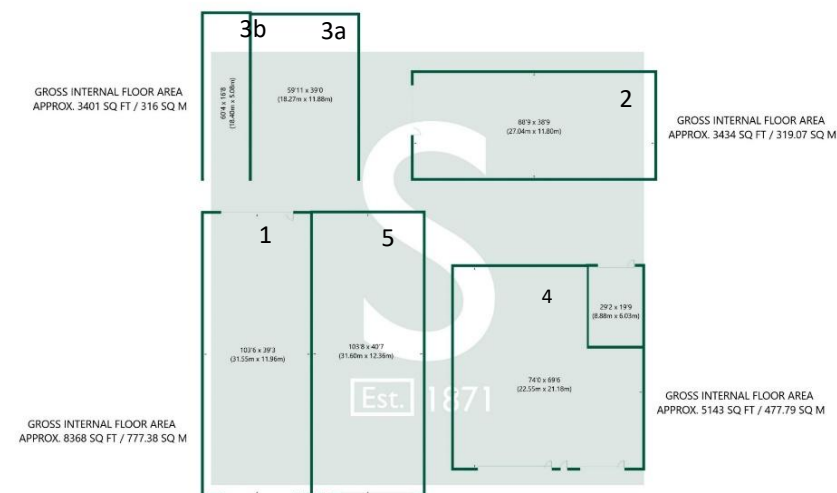
Commercial Buildings (Lot 2)

The buildings are located towards the north of the homestead and comprise a range of commercial units within a large hardcore yard area. The units benefit from mains water and mains electricity, with Unit 4 also incorporating roof-mounted solar panels. Building 1 also includes a woodchip biomass boiler which provides heat to the Farmhouse and Building 1.

The buildings are currently let on long-term commercial leases, providing a secure income stream. Access is via a shared right of way from Lowmoor Road. Lot 2 is only available to purchase with Lot 1 or once a sale is agreed for Lot 1. The buildings are described in more detail below:

Building No.	Description	Area (sq ft)
1	The building is of steel portal frame construction with profile sheet cladding over concrete block walling to the side and concrete panels to 6ft at the front under a fibre cement sheet roof and uPVC rainwater goods. The building benefits from a roller shutter door to the front and rear and is currently used for commercial use. Biomass Boiler - A biomass boiler system fuelled by woodchip is located in the building and generates income through the Renewable Heat Incentive (RHI) and heat sales. The system produces circa £29,000 per annum, with income CPI linked and payable until September 2034.	4062
2	The building is of steel portal frame construction with sheet cladding over concrete block walling. Fibre cement roof and benefits from a roller shutter door to the front.	3434
3	The buildings comprise of steel portal frame structures with open-fronted elevations and profile sheet cladding. Both are under fibre cement sheet roofs. 3a is currently utilised for commercial use while 3b is a lean to and is used to store the woodchips required for the Biomass Boiler.	3401
4	The building is of steel portal frame construction, with profile sheet cladding over concrete block walls and a fibre cement sheet roof and a roller shutter door access to the front elevation. The building also benefits from roof-mounted solar panels generating circa 3700 kWh per annum and an income of £3,000 per annum under the Feed-in Tariff scheme. The income is CPI linked and payable until December 2036.	5143
5	The building is of steel portal frame construction with profile sheet cladding over concrete block walling to the side and concrete panels to 6ft at the front under a fibre cement sheet roof and uPVC rainwater goods. The building benefits from a roller shutter door to the front and is currently used for commercial use.	4204

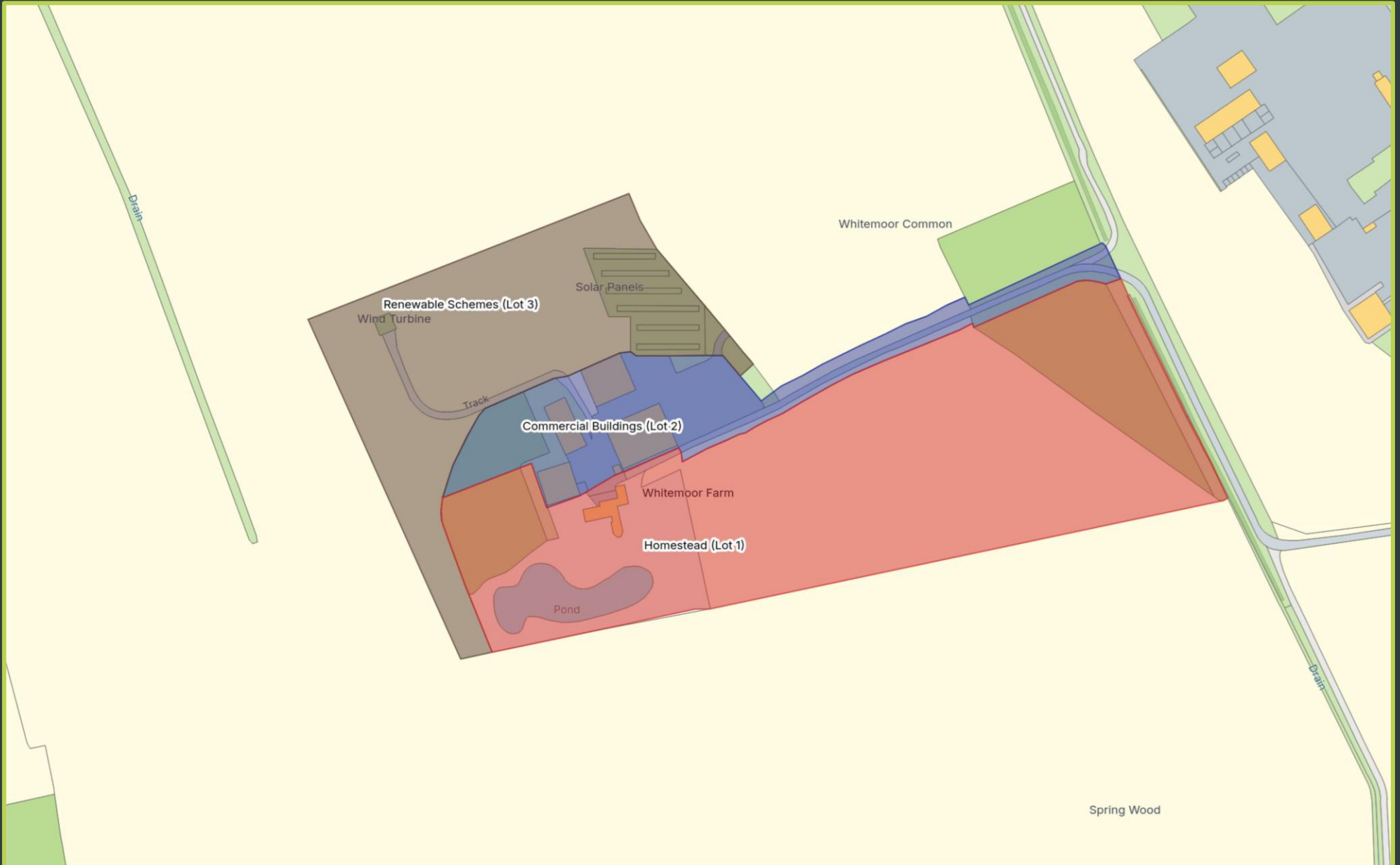
Whitemoor Farm, Cliffe Common, YO8 6EG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 20346 SQ FT / 1890.24 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026



Unit No.	Term	Rent
1,3 & 4	18/05/2021 – 30/04/2031	£19,620
2	01/08/2020 – 31/07/2030	£7,620
5	18/05/2021 – 30/04/2031	£13,800



Renewable Schemes (Lot 3)

The property extends to approximately 4.49 acres and includes a range of renewable energy units, with circa 1 acre occupied by ground-mounted solar arrays and a wind turbine site with access track, and the remaining 3.49 acres comprising bare land. Lot 3 generates circa £48,000 per annum (CPI-linked) secured through FIT schemes, electric sales and rental income, running until 2031–2037. Lot 3 would only be available to purchase with other Lots, and not in isolation. The renewables are described in more detail below:

Solar Scheme 1 - A ground-mounted solar array located to the north east of the farmstead within a fenced compound. The system generates around 45,750 kWh per annum. The scheme benefits from a Feed-in Tariff (FiT), generating circa £33,000 per annum, with income CPI linked and payable until February 2037.

Solar Scheme 2 - A further ground-mounted solar array situated adjacent to Solar Scheme 1 to the north east of the farmstead. The solar generates around 54,000 kWh per annum and also benefits from a Feed in Tarriff (FiT) which generates circa £13,000 per annum with income also CPI linked and expiring in December 2034.

Wind Turbine Site- A wind turbine is located to the north west of the farmstead, with separate track access. The site for the Wind Turbine is sublet to an external company who pay a rent of £1300 per annum, with income CPI linked and payable until November 2031.



Land (Lot 4)

The farmable area extends to approximately 135.70 acres (54.92 hectares) of predominantly Grade 3 agricultural land. The soils are predominently described as heavy to medium to light (silty) with clay to clayey loam soil texture. Field No. 1212 and 1201 comprise lighter land, described as sand to sandy loam soils.

The land is suitable for a range of arable cropping with field No 1212 and 1201 suitable for growing root crops. A borehole is located in in the south west corner of field no 1887 providing an opportunity for irrigation. Access to the land is taken directly from Lowmoor Road and Market Weighton Road.



Land Schedule:

Field No.	Description	Area	
		Ha	Ac
Homestead (Lot 1)		3.84	9.48
Farmstead including access track (Lot 2)		1.05	2.59
Renewable Schemes (Lot 3)		1.82	4.49
1212	Arable	2.05	5.08
1201	Arable	2.87	7.10
1887	Arable	6.88	17.01
9321	Arable	8.55	21.12
2729	Arable	26.55	65.60
6030	Arable	8.01	19.79
Total Area:		61.62	152.26

GENERAL INFORMATION:

Services

Mains electricity and water are connected to the House and a number of the Buildings with a bio-digester. The mains water supply for Whitemoor Farm comes from a water meter at Lowmoor road.

Wayleaves and Easements

The property is sold including all wayleaves and easements.

Overhead electricity cable cross Lot 3 and fields 1212, 1201. 1887, 6030 and 2729 in Lot 4.

Rights of Way

There is a Byway accessed off Lowmoor Road which is open to all traffic. All lots have a Right of Access off Lowmoor Road

Nitrate Vulnerable Zone (NVZ)

The property is included within a Nitrate Vulnerable Zone which will limit excessive fertiliser application.

Sporting Mineral Rights

The sporting and mineral rights are included with the sale, so far as they are owned.

Tenure

Whitemoor Farm is offered for sale with vacant possession upon completion for Lot 1 & Lot 4. Lot 2 & Lot 3 are sold subject to the current lease agreements in place.

Flooding

We are unaware of any flooding risk associated with the property.

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane,
Northallerton
t: 03001 312 131

Method of Sale

Lots 2, 3 and 4 will not be sold separately to Lot 1 until a sale has been agreed for Lot 1. The property is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

VAT

VAT will be chargeable on the ground mounted PV and the Biomass Boiler.

It is understood that the remainder of the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Viewing

Strictly by appointment through the Selling Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Agent Contacts

Stephensons Rural, York Auction Centre, Murton YO19 5GF

Rod Cordingley FRICS FAAV

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Stephensons Estate Agents, 43 Gowthorpe, Selby, YO8 4HE

Tom Brooks MNAFA

T: 01757 706707 e: tom.brooks@stephensons4property.co.uk

Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

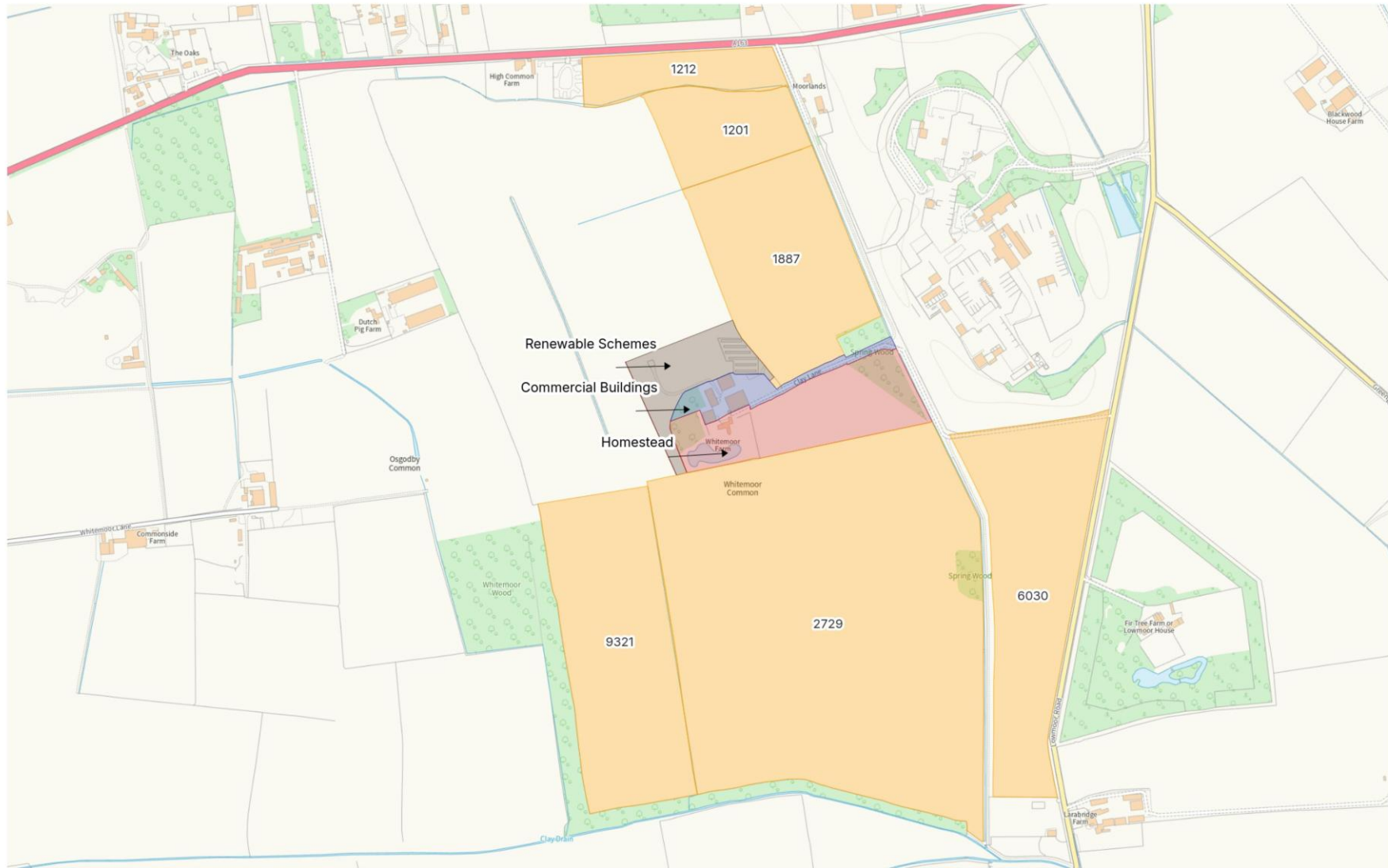
Address and What3Words

Whitemoor Farm, Cliffe Common, Selby, YO8 6EG
///coupler.resemble.ogre



Important Notice

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



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200 m
Scale 1:7500 (at A4)

